



Oregon

Theodore Kuiongoski, Governor

Department of Environmental Quality

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April 7, 2006

Ernestine Cellestine
North Portland Bible College
PO BOX 11437
Portland, OR 97211

RE: No Further Action Determination
North Portland Bible College
4939 North Vancouver, Portland Oregon
ECSI Site ID No. 4354

Dear Ernestine:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the document entitled North Portland Bible College Site Investigation Report dated January 27, 2006 and submitted to DEQ on your behalf by the GeoEngineers. The property is located at 4939 North Vancouver, Portland and consists of tax lot number 15900, see attached site map. The work described in the report was based on recommendations outlined in the October 18, 2005 site investigation work plan submitted by GeoEngineers and subsequently approved by DEQ.

DEQ has determined that no further action is required to address environmental contamination at the North Portland Bible College property. This determination is based on the facts and regulations as we now understand them, including but not limited to the following:

1. An automobile service station operated at the site continuously from 1934 through 1953 and intermittently between 1953 and 1974. During this period station operators included the Shell Oil Company and the Mobil Oil Company. Between 1974 and 1983 the property was used as an automobile detail facility and automobile painting facility. The site was vacated in 1983 and the buildings on the property were subsequently razed.
2. The layout of the former service station is known from historical Sanborn Fire Insurance maps. Fuels were stored in two 6,000 gallon underground storage tanks (USTs) located east of the former station building. Fuel was dispensed from pumps located along the front of the station near Alberta Street and a grease pit was located in the southeast portion of the property. The UST system was excavated and removed from the site in 1987. No environmental sampling was performed at the time the tanks were removed.

3. In 1996, the property was acquired by the North Portland Bible College with the intent of expanding its existing college facilities. In 2005, DEQ initiated a Site Specific Assessment in 2005 under our EPA Response Grant. The purpose of the assessment was to determine whether historical activities on the property had contaminated the site.
4. In November 2005, a Brownfield Site Specific assessment was conducted by GeoEngineers which included the collection of 26 soil samples from 13 borings. The investigation targeted areas where the UST system, grease pit, and service station building were located. Soil samples were collected from depths ranging from 2 to 14 feet below the ground surface (bgs). All samples were analyzed for total petroleum hydrocarbons to investigate possible leaks from the UST system, while metals analyses were performed on shallow soil samples to assess possible impacts related to the auto painting activities.
5. During the site investigation, heavy oil contamination was detected at a concentration of 2,810 parts per million (ppm) in one sample (DP-8). The sample, collected at a depth of between 4 feet to 5 feet bgs, was also analyzed for polychlorinated biphenyls (PCBs), leachable metals, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and extractable petroleum hydrocarbons (EPH). VOCs, PCBs, PAHs and leachable metals were not detected in the analyses. The EPH analysis found the petroleum was chiefly composed of aliphatic hydrocarbons in the heavy oil range.
6. Observations made during the investigation indicate the petroleum contamination was associated with an imported organic rich soil layer that overlies concrete debris and sand fill. The contamination appears to be of limited extent and is likely unrelated to the operation of the UST system.
7. No groundwater was encountered during the investigation. Data from a UST cleanup site located across the street from the subject site indicates groundwater is likely greater than 65 bgs.
8. The property is zoned by the City of Portland as neighborhood commercial (CN2) which allows for small scale commercial uses.
9. Based on the nature and depth of the petroleum contamination and property zoning, the only complete exposure pathway identified for the site was direct contact with contaminated soil by excavation and construction workers. To determine whether the contamination posed a risk, the results of the EPH analyses were entered into DEQ's *Risk-Based Decision Making* spreadsheet to calculate site specific risk-based concentrations (RBCs). The recalculated RBCs protective of construction and excavation workers were calculated to be 22,000 ppm and >100,000 ppm, respectively.

These RBCs greatly exceed the maximum concentration of heavy oil detected at the site; therefore, it was concluded the contamination does not pose an unacceptable risk.

10. DEQ determined that an ecological risk assessment was not necessary based on the urban location of the site and the absence of any sensitive receptors in its vicinity.

DEQ concludes that based on the information presented to date, the North Portland Bible College site is currently protective of public health and the environment and requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. We will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

If you have any questions about this letter, please contact Henning Larsen at (503) 229-5527.

Sincerely,



Bruce Gilles
Environmental Cleanup and Emergency Response
Northwest Region

Enclosure: Site map

cc: Gil Wistar, DEQ
Mike Slater, EPA Oregon Ops Office
Joanne LaBaw, EPA Region 10 – Seattle
Chris Breemer, GeoEngineers
ECSI file No. 4354